

SALE

Prime Cambridge Maryland Service - Retail Property

3147 OCEAN GTWY

Cambridge, MD 21613

PRESENTED BY:

CHRIS PEEK

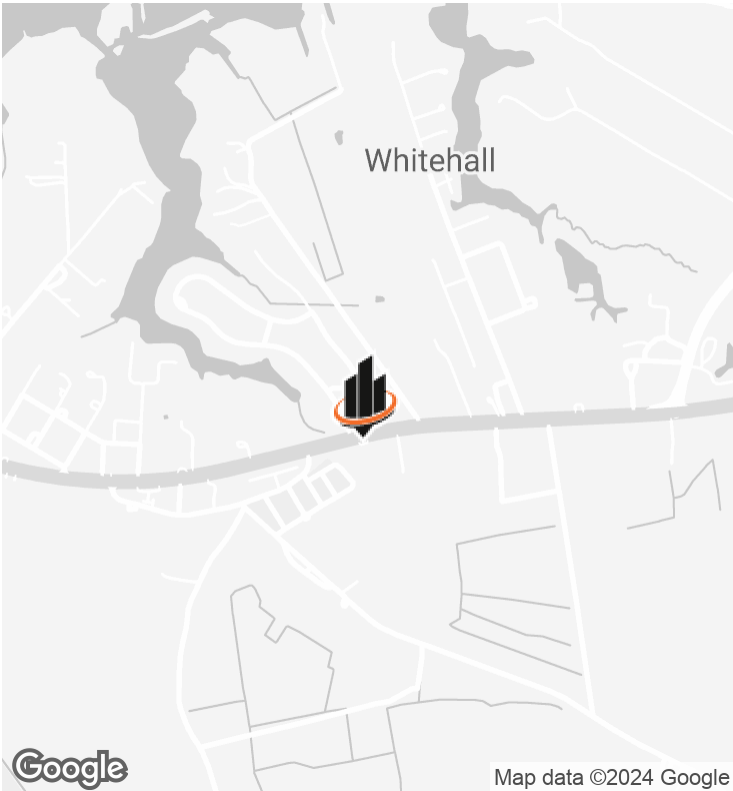
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MD #4155894



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$469,500
BUILDING SIZE:	4,500 SF
AVAILABLE SF:	
LOT SIZE:	1.47 Acres
PRICE / SF:	\$104.33
YEAR BUILT:	1971
ZONING:	Dorchester County B-2 General Business District
MARKET:	Eastern Shore
SUBMARKET:	Cambridge
APN:	1014006141

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PROPERTY OVERVIEW

The property has superb highway visibility and faces RT 50 East on the outskirts of Cambridge in Dorchester County Maryland. There is a 3,408 sq ft masonry building in excellent condition and an attached 1,100 sq ft warehouse, with a 10x10 overhead door. Zoning is Dorchester County B-2 General Business District which allows for a variety of different uses. The membrane roof is only 5 years old and has a transferable warranty. The property comes with a road-facing digital LED sign that is computer-controlled. See the allowable uses table for the B-2 zoning attached under the Documents folder of the property website.

PROPERTY HIGHLIGHTS

- Fantastic Highway Visibility
- All LED Lighting in Retail Area
- 5 year Old Roof with a Transferable Warranty
- Electronic Digital LED Sign
- Attached 1,100 SF Warehouse area with 10 x 10 Drive-In Door
- Flexible B-2 Business District Zoning Dorchester County General

3147 Ocean Gateway Cambridge, MD Data Sheet

Tax ID Data: District: 14 - Account Number: 006141 - Dorchester County

Land Area: 1.47 acres.

Main Building: 3,408 sq ft. Masonry construction. Ceiling height in the office-retail area is 9-10 feet. Originally built in 1971. Fully renovated in 2011. Main building has a membrane roof installed 5 years ago. The roof warranty is for 20 years from installation and is transferable.

Warehouse Building: Approximately 1,100 sq ft with 10' x 10' secured overhead door access. Roof line height in the warehouse area is 11-12 feet. The warehouse and the retail office building are directly connected to each other. The warehouse area is insulated but is not conditioned.

Heat and Cooling: Main retail building has cooling via electric heat pump and heat via gas fired propane. Propane tank is in the rear of the building. Systems are represented to be in fully operational condition. Peninsula Oil & Propane is the service provider and owns the tank.

Electrical Service: Electrical Service is a single phase 200 Amp service. Delmarva Power is the service provider.

Phone and Internet Service: Comcast is the service provider for both

Water and Sewer: Water and sewer is via a well and septic system. These systems are represented to be in full working condition.

Electric LED Message Pylon Sign: This conveys with the property. The message control unit is in the main building.

Zoning: Dorchester County "B-2" General Business District. List of allowable uses under B-2 are in the Zoning document in the property website "Document" folder.

Traffic Counts: See ADT traffic count map in property website documents section. ADT Traffic count of vehicles passing by the property is approximately 30,000 vehicles per day.

Critical Areas: See the critical areas map attached in the documents section. A portion of the property is within the critical areas delineation. This does not affect the utility or use of the building in any way, but it is unlikely that any substantial expansion of the existing building footprint would be feasible within those areas.

ADDITIONAL PHOTOS



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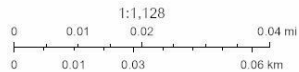


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Parcel Boundaries

Six Inch Imagery 2014-2016

State Boundary Mask



VITA, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

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DAILY TRAFFIC: 31,690 (Ocean Gateway)

Road: Ocean Gateway (US-50)

Road Section: Woods Rd To Md 16 (north) (5 Lanes)

Peak Hour Direction: East

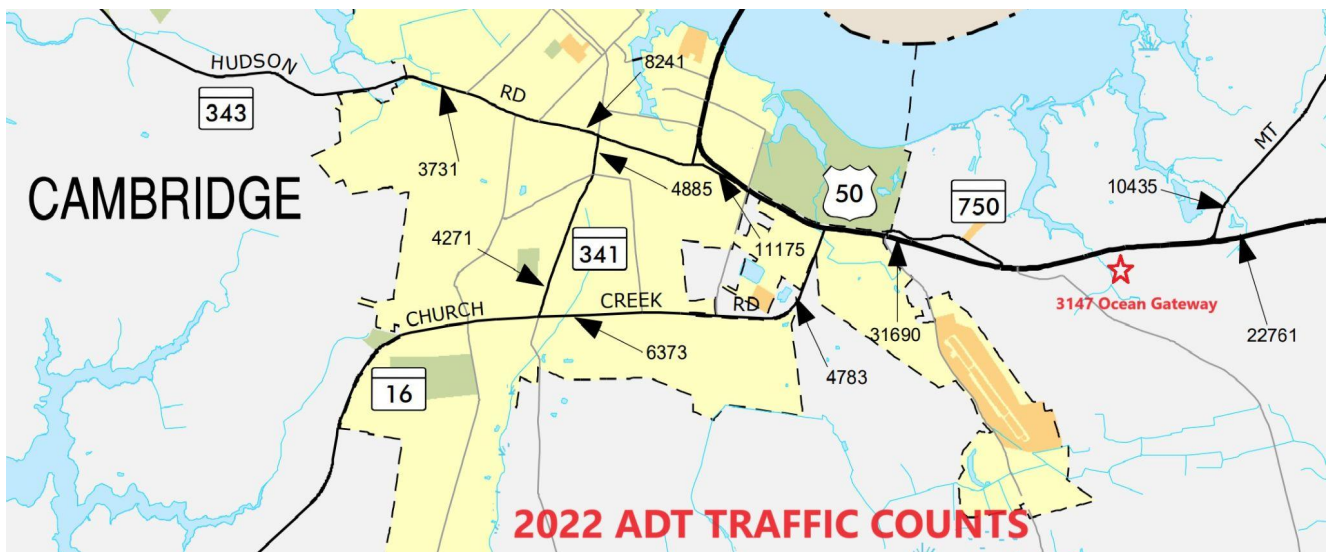
Functional Class: Urban Principal Arterial (Other)

Ann. Vehicle Miles Traveled: 37.36 mil.

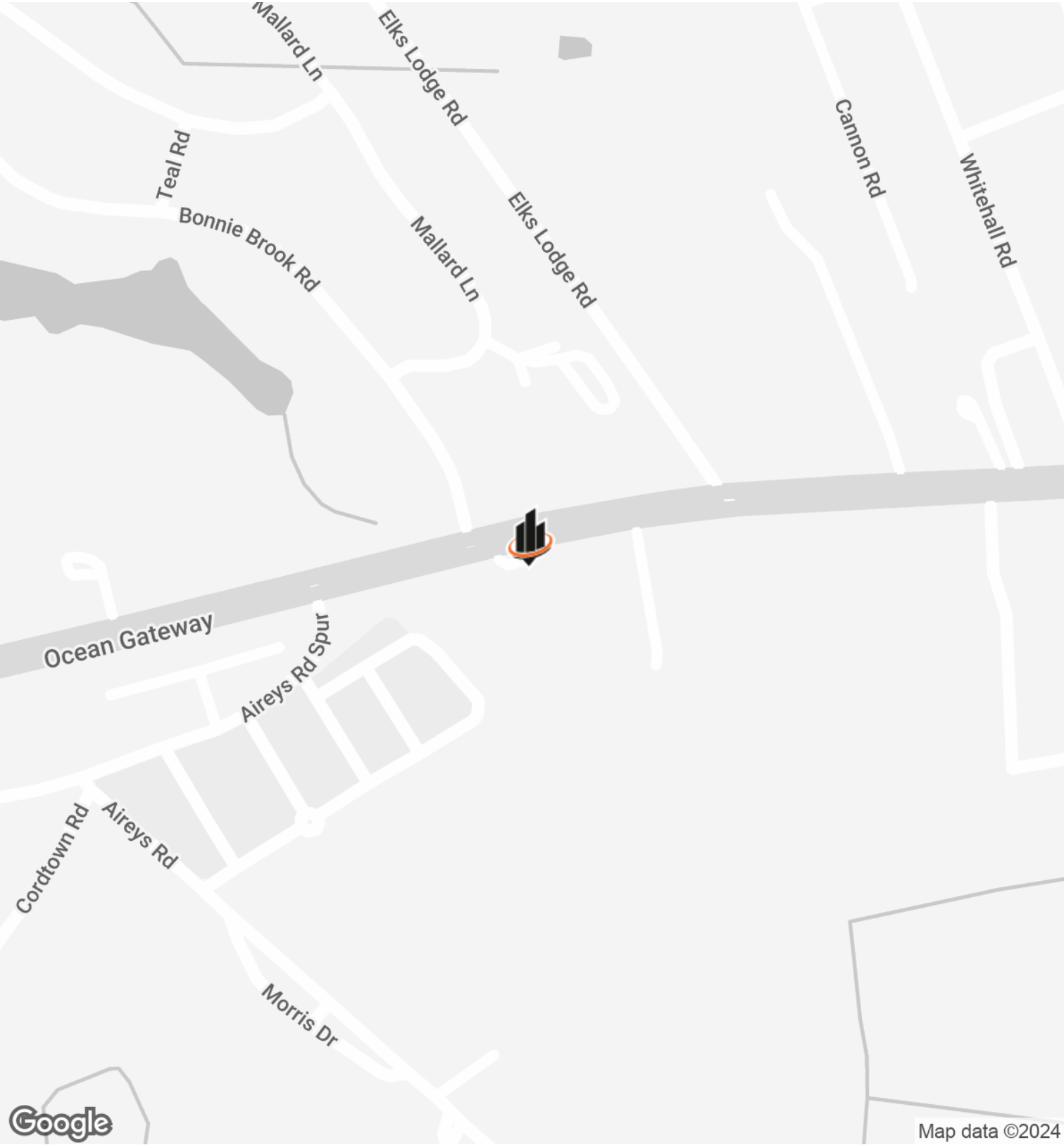
AADT & AAWDT (Monday - Friday)

2022: 31,690 (32,640)

2021: 31,464 (32,414)

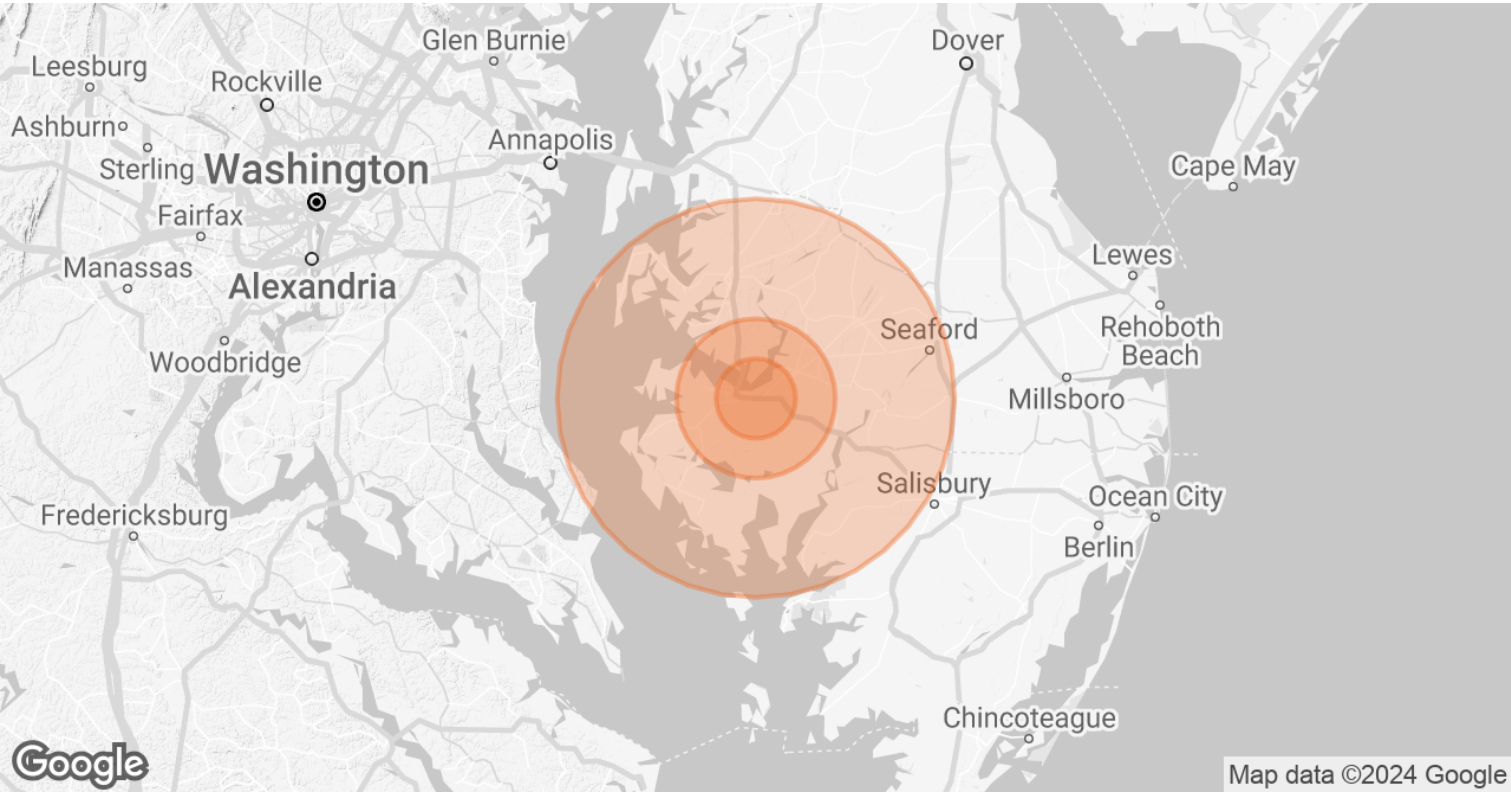


LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	5 MILES	10 MILES	25 MILES
TOTAL POPULATION	15,251	26,752	152,076
AVERAGE AGE	42.1	43.3	44.2
AVERAGE AGE (MALE)	41.6	43.4	43.3
AVERAGE AGE (FEMALE)	42.5	44.0	45.3

HOUSEHOLDS & INCOME	5 MILES	10 MILES	25 MILES
TOTAL HOUSEHOLDS	8,050	13,668	71,663
# OF PERSONS PER HH	1.9	2.0	2.1
AVERAGE HH INCOME	\$52,388	\$63,116	\$74,022
AVERAGE HOUSE VALUE	\$198,525	\$234,083	\$272,185

2020 American Community Survey (ACS)

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ADVISOR BIO 1



CHRIS PEEK

Advisor

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PROFESSIONAL BACKGROUND

Christian Peek serves as a Senior Advisor for SVN-Miller Commercial Real Estate specializing in the sale and lease of land and industrial property in the Delmarva Peninsula; the region incorporating the inland and coastal regions of Delaware, Maryland and Virginia. With over 34 years in the real estate industry, Peek has secured over 2000 transactions resulting in a career brokerage volume in excess of \$900 million.

Active in the commercial real estate industry, Peek earned the prestigious Certified Commercial Investment Member designation in 1989 and has written several articles on developing and investing.

Peek earned a Bachelor of Science in Sociology and Mathematics from the University of Maryland College Park. Peek is also a member of the Salisbury Chamber of Commerce, the Salisbury Wicomico Development Commission and the Salisbury Rotary Club..

EDUCATION

BS in Sociology and Statistics - University Of Maryland

MEMBERSHIPS

Certified Commercial Investment Member - CCIM

The Rotary Club Of Salisbury

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